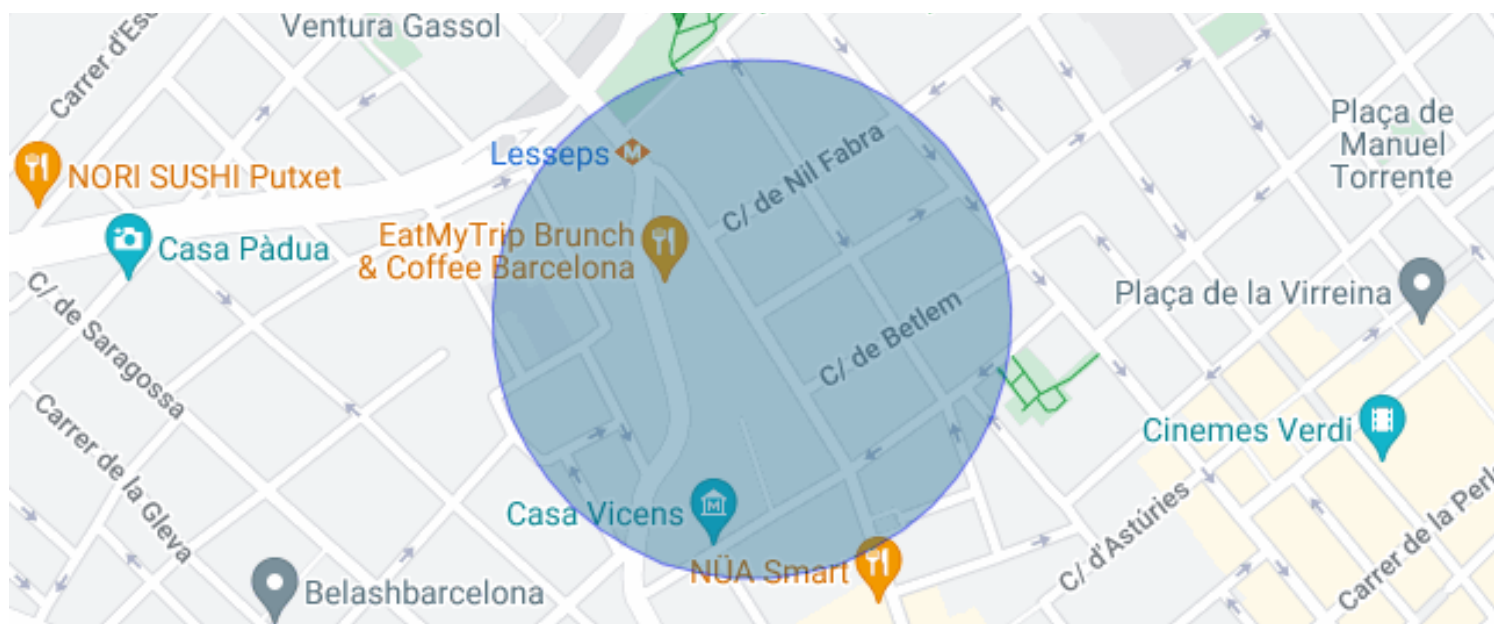


## APARTMENT ON GRAN DE GRÀCIA STREET

Vila de Gràcia / Barcelona

<b>Price</b>	<b>€1,050,000</b>	✓ Air conditioning	✓ Heating
Surface	159 m <sup>2</sup>	✓ Views	✓ Lift
Bedrooms	3	✓ Terrace	✓ Balcony
Bathrooms	2	✓ Outside	
Energy classification	E		
Energy performance index	124.00 kw h/m <sup>2</sup> year		
Emissions rating	E		
Emissions	26.00 co/m <sup>2</sup> year		
Year of construction	1914		



## Vila de Gràcia / Barcelona

Located in an emblematic listed building on the prestigious Gran de Gràcia street, this splendid apartment captures the essence of contemporary luxury and comfort. With a privileged orientation towards the east and south, it enjoys exceptional brightness throughout the day, enhanced by the presence of balconies both at the front and rear.

The heart of this residence is its impressive kitchen, meticulously designed for gastronomy enthusiasts. Equipped with renowned brand appliances and a wine cellar, it offers ample work surfaces that invite the most demanding culinary creations.

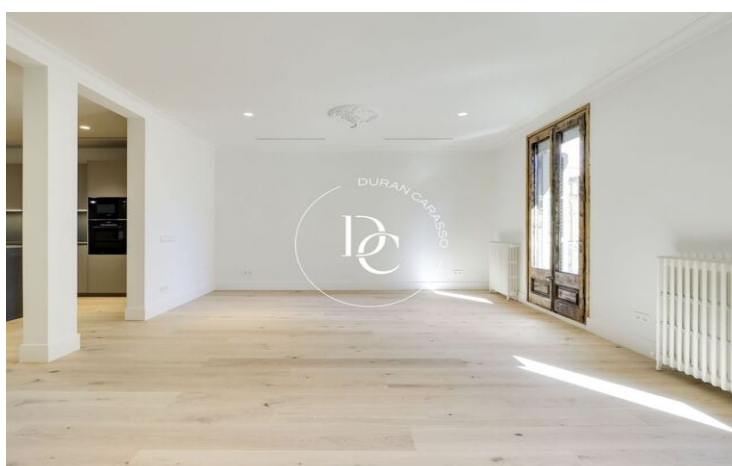
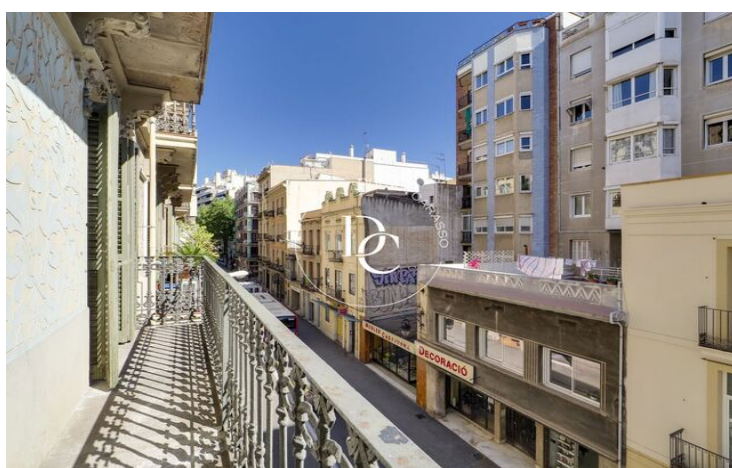
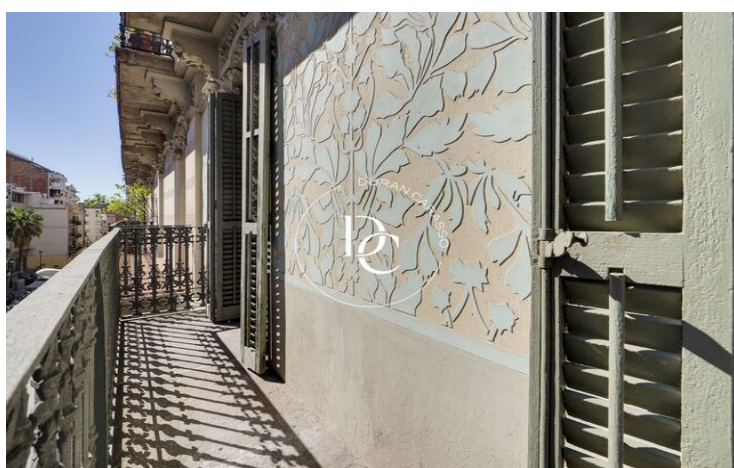
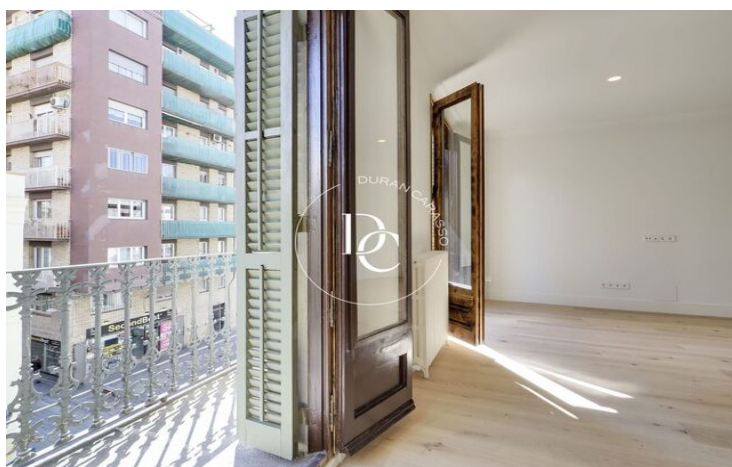
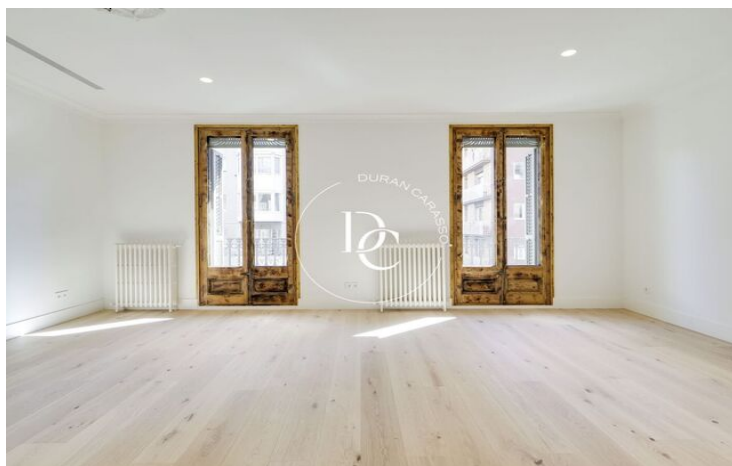
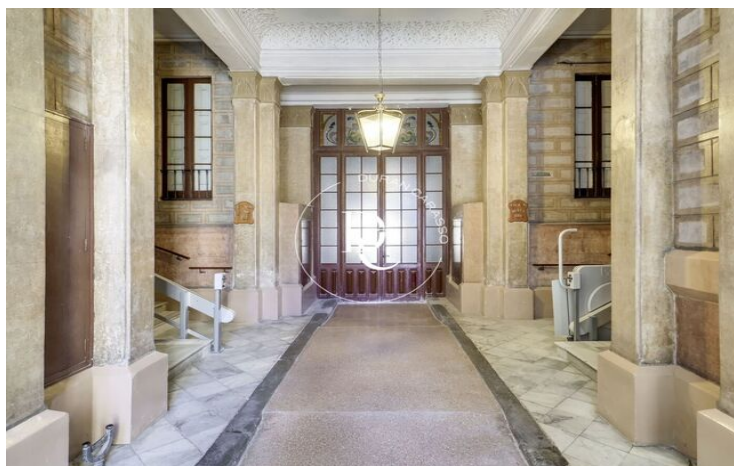
The spacious living room, bathed in natural light, opens onto two balconies offering charming views and a relaxing atmosphere. The distribution towards the night area ensures privacy and comfort, with three double bedrooms. The master suite, with its own dressing room and on-suite bathroom, is an oasis of tranquility and elegance.

In addition, the apartment features a second complete bathroom and an independent laundry area, adding functionality to its exceptional design. Architectural details such as windows, floors, and ceilings have been meticulously restored, preserving the original charm of the property.

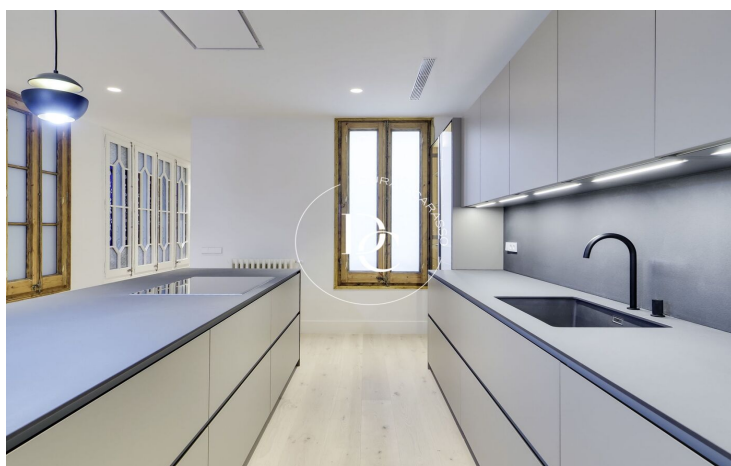
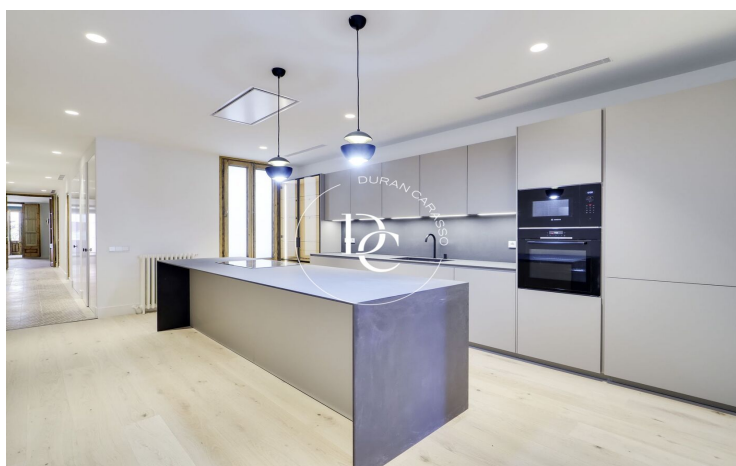
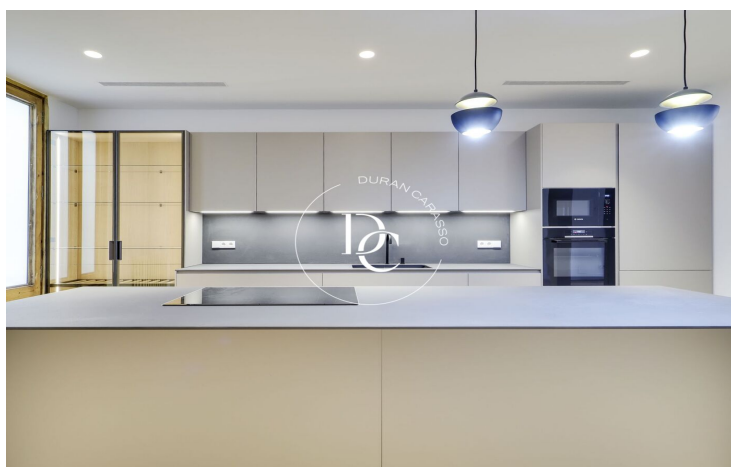
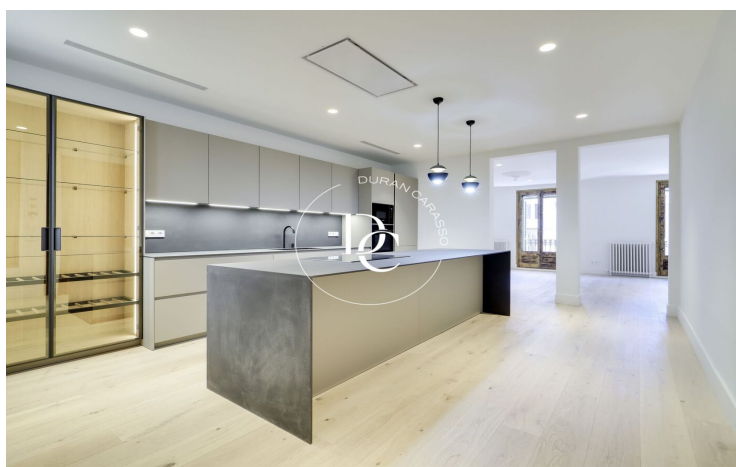
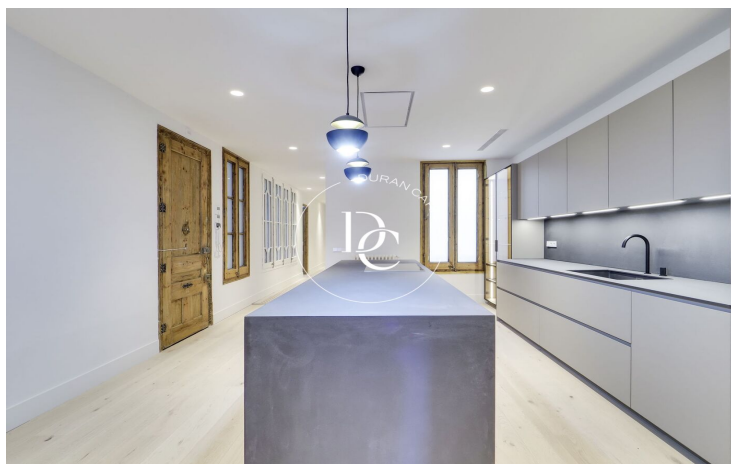
Standing out among its features, a multipurpose room offers additional space to adapt to individual needs, with access to a balcony that invites outdoor relaxation moments.

In summary, this apartment combines the historic elegance of its location with modern comforts, offering a truly exceptional home in the heart of Gràcia.









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